COMMONWEALTH OF MASSACHUSETTS
DESIGNER SELECTION BOARD PROJECT CRITERIA

DSB LIST # **ITEM #** **DSB PUBLIC NOTICE DATE**

LAST DATE FOR FILING APPLICATION IS: **at 2:00 PM**

The Board recommends applications to be submitted by any of the following firms:

(	**X**	)	Architect	( )	Engineer
(	**X**	)	Architect/Engineer (A/E)	( )	Other:

PROJECT NUMBER:	**DEP0501 DC1**
PROJECT TITLE:	**Senator Wm. X. Wall Experiment Station Renovation and Expansion**
PROJECT LOCATION:	**37 Shattuck St., Lawrence**
APPROPRIATION SOURCE:	**Ch. 238 of 2000: 2200-7991;Ch. 236 of 2002: 2200-2016; Ch. 123 of 2006: 1100-8001and DEP funds**
AVAILABLE AMOUNT:	**$16.3m**
ESTIMATED CONSTRUCTION COST:	**$10.8m**

TOTAL FEE, excluding reimbursables or any authorized per diem payments, based on scope of work and services authorized if project is completed.
*See page 4 of this Notice for final fee determination by the Division of Capital Asset Management and Maintenance (DCAM) per M.G.L. C.7, §38G(a).

X	Lump Sum Established Set Fee for Final Design Phase Per M.G.L. C.7,	**$980,000**	
( )	§38G(a)		Dollars

IMMEDIATE SERVICES AUTHORIZED:

X SCHEMATIC PLANS AND OUTLINE SPECIFICATIONS
( )

X DESIGN DEVELOPMENT PLANS AND SPECIFICATIONS
( )

X CONSTRUCTION PLANS AND SPECIFICATIONS
( )

X ADMINISTRATION OF CONSTRUCTION CONTRACT
( )

OTHER:
( )

MBE/WBE PARTICIPATION:
In accordance with Executive Order #390, DCAM has established minimum goals of 8% MBE participation and 4% WBE participation for the combined value of the study and final design contracts for this project. MBE/WBE goal **must** be met within the list of requested prime and sub-consultants. All applicants must indicate how they intend to meet these goals and will be evaluated on that basis. Further information about the program appears on pages 6-10. Applications from MBE and WBE firms as prime consultant are encouraged .

DSB LIST # **06-12** **ITEM #** **02** **DSB Public Notice Date** **August 16, 2006**

N.B.:
All applications received on or after 30 June 2005, where the designers are selected by the Designer Selection Board, shall be submitted on the form entitled Commonwealth of Massachusetts DSB 2005 Application Form as issued by the DSB or said application shall be rejected as being non-responsive. Prime applicant is responsible for all consultants using latest forms. Refer to DSB homepage to download current application forms at http://www.mass.gov/cam/forms/fi_dselectboard.html.

DSB LIST # 06-12 **ITEM #** 02 **DSB Public Notice Date** August 16, 2006

APPROPRIATION LANGUAGE:
Ch. 238 of 2000, 2200-7991: For the modernization of the Senator William X. Wall experiment station in the city of Lawrence, including, but not limited to the repair and rehabilitation of buildings and grounds; Ch. 236 of 2002, 2200-2016: For the modernization of facilities and infrastructure of the department of environmental protection including but not limited to the repair and rehabilitation of buildings and grounds. Ch. 123 of 2006, 1100-8001 : provided that $7,000,000 shall be expended for the renovation of the Senator William X. Wall Experiment Station…

GENERAL SCOPE OF WORK:
All phases of design for the renovation and expansion of the Senator William X. Wall Experiment Station, located at 37 Shattuck St. in Lawrence. The study referenced below is the basis of design.

- The Wall Experiment Station (WES) is the principal laboratory for the Department of Environmental Protection (DEP). The lab analyses environmental samples of various types and certifies water testing labs in the Commonwealth. The 22,000 SF building contains Organic and Inorganic Chemistry labs, Micro-biology labs, lab certification functions and the Air Assessment Branch which records air sampling data. The building houses over 50 staff.
- The current facility was constructed in 1953 as a water quality testing lab. It began at another location in Lawrence in 1887 and was a pioneer facility in testing sewage treatment and drinking water. The facility is a National Historic Civil Engineering Landmark (based on its historic function), although the existing building is not on the State or National Register of Historic Places.
- The scope of work will involve the full renovation of the existing building and the development of a 10,000 SF addition which will house lab functions and a small ancillary storage facility. The current distribution of activities will be reorganized to separate office and lab areas. The project also addresses existing safety, code, accessibility, HVAC, energy management, and other deficiencies in the existing facility.
- The project is proposed to begin with the construction of the new lab space in order to keep those functions operating. Upon completion of the addition, lab functions will be relocated there and the existing building will be fully renovated. Non-lab functions are proposed to be relocated out of the existing building during construction.
- The building site is constrained by major utility easements, by proximity to the Merrimack River, and by neighboring residences. There may be some potential for parking expansion, but building construction is limited to areas adjacent to the existing building. The site is in poor condition and will require detailed investigation , attention to pedestrian and vehicle access and circulation, and to planning low impact drainage systems and other environmental and utility requirements. Renovation of the building will require removal of asbestos containing materials and possibly other hazardous materials.
- A study of the feasibility of installing Photo Voltaics (PV's) on the existing building has been completed for the Mass Dept. of Energy Resources. This work and other sustainable design opportunities should be reviewed and addressed by the Designer with every effort made to achieve DCAM and DEP sustainable design goals.

The scope of work for this project is defined in the certified study listed below, which is available for inspection at the Designer Selection Board, Room 1008, McCormack State Office Building, One Ashburton Place, Boston, MA 02108.
Mass. State Project No. DEP0501 HS1: STUDY FOR WALL EXPERIMENT STATION, Nov 8, 2005 with ADDENDUM Feb 9, 2006, by Perkins + Will
PhotoVoltaic Feasibility Report for the William X. Wall Experiment Station prepared for Mass. Division of Energy Resources by Timeless Technologies, 2006.

GENERAL CONDITIONS FOR THIS CONTRACT:
Contract
The applicant agrees to execute *DCAM Form C-2 Contract for Designer's Services*, or its successor, without revisions or modifications.

DCAM Procedures:
The designer will follow the procedures established in DCAM's Designer Procedures Manual dated June 2005 (http://www.mass.gov/cam/dlforms/DPMD_2005_06.doc). Applicants are urged to review and become familiar with the following supplemental material, which is available on the web at: (http://www.mass.gov/cam/DSB/index.html).

Construction Specifications
The designer shall utilize the new DCAM Standard Specification provided at the contract signing.

PMAS
Consultants will be required to use DCAM's electronic web-based Project Management and Accounting System (PMAS) as a repository for all project correspondence, documentation, and project budgeting, and scheduling. No special software is required.

Workshops
DCAM and the Designer will hold periodic workshops to ensure that critical issues are not overlooked and that all team members have an opportunity to contribute their expertise, to anticipate potential obstacles, to identify potential solutions, and to expedite the decision-making process. Attendance by key design team members will be required at all workshops.

Sustainable Design
DCAM has set a goal of LEED Silver (http://www.usgbc.org/) for this project. The consultant will include in the final study an analysis of the potential LEED Silver Certification for the renovation option, modernization or new construction, per C. 164 §331 of the Act of 1997 and DCAM's "Sustainable Design Building Guide." This analysis, including detailed cost estimates, will identify and recommend energy efficient alternatives and the use of resources efficient materials for consideration as part of the final design. Any and all of these alternatives may be incorporated as part of the final design and will be considered as part of the base fee. However, if DCAM determines that LEED certification will be pursued, the certification process will be considered an extra service in the design and construction phase of the project.

Universal Design
In addition to complying 521 CMR, The Rules and Regulations of the Architectural Access Board (http://www.mass.gov/aab/aab_regs.htm), the consultant will review ADA Title II (http://www.usdoj.gov/crt/ada/reg2.html), and the ADA Accessibility Guidelines (http://www.usdoj.gov/crt/ada/adastd94.html), to ensure that the proposed design meets the civil right intent of this act. The requirements of these two laws may differ and the consultant must comply with the more stringent. Design solutions will meet the diverse and changing needs of users across age, ability, language, ethnicity and economic circumstance. DCAM welcomes innovative design strategies that are simultaneously equitable, flexible and legible for all and extend beyond minimal compliance with accessibility regulations.

Environmental and other supplemental services
DCAM reserves the right to obtain supplemental services through independent consultants who will collaborate with the prime and the project team.

Cost Estimating
Cost estimates will be presented in Uniformat II in the study phase and in both Uniformat II to Level 3 and CSI Masterformat in the design phase. Uniformat II can be found at http://www.bfrl.nist.gov/oae/publications/nistirs/6389.pdf. Elemental construction cost estimates will be developed in Uniformat II through Design Development and used for review and scope or design adjustments at each major workshop. The Cost Estimator is expected to prepare for and participate in these workshops. Estimates will be compared against costs estimated in the Study phase, and against historical costs captured in DCAM's cost database. Life cycle cost evaluations will be used as a tool at key points in design to evaluate decisions on the various materials and systems proposed.

Building Commissioning
DCAM may include building commissioning as part of this project. An operations and maintenance plan will be produced as a reimbursable expense during the building commissioning phase. The Designer will meet with DCAM's building commissioning agent during design and construction to evaluate design proposals for mechanical systems to ensure maintainability and operational efficiency.

CONDITIONS FOR APPLICATION:
The applicant's current or updated Master File Brochure must be on file with the Board prior to the date of application. As a condition of application, each applicant, if selected for the new project, agrees to carry professional liability insurance in an amount equal to 10% of the estimated construction cost of this project in accordance the standard designer's contract, i.e., minimum coverage of $250,000 up to $1,000,000 depending on the construction cost. The Agency may seek additional coverage for the selected designer, and if so will bear the cost of the additional coverage.

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APPLICATIONS WILL BE EVALUATED BASED ON THE FOLLOWING PRIME AND SUB CONSULTANT PERSONNEL AND EXTENT OF COMPLIANCE WITH **MBE/WBE PARTICIPATION GOALS**. PLEASE ALSO SEE QUESTION #6 ON DSB APPLICATION 2005.

1. **Architect**
2. Civil Engineer
3. Mechanical Engineer (HVAC/Plumbing/Fire Protection/Elevators)
4. Electrical Engineer
5. Structural Engineer
6. Landscape Architect
7. Environmental permit specialist: site and building
8. Professional LEED Accredited Expert
9. Specifications Writer (independent consultant required)
10. Cost Estimator (independent consultant required)
11. Certified Asbestos Consultant (designer, monitor, and inspector)

Where an "independent consultant" is required the Applicant may not provide the services "in house." If the Applicant plans to fulfill any of the other sub-consultant roles, so indicate on the organizational chart. Project Managers for Study and Final Design should be listed separately.

APPLICATIONS WILL BE EVALUATED BASED UPON THE REQUIREMENTS OF M.G.L. Ch. 7 §38F AND WORK LISTED ON DSB APPLICATION 2005 SECTIONS 8, 9 AND 10 WHICH ILLUSTRATES CURRENT QUALIFICATIONS IN THE FOLLOWING AREAS:

1. Design of wet laboratories
2. Design for renovation and expansion of occupied lab facilities
3. Site design and permitting
4. Sustainable design
6.
7.
8.
9.

APPLICANTS PLEASE NOTE

A copy of the most current Application Form and Instructions - **DSB 2005 Application Form** is included with this Notice, and is available for download at http://www.mass.gov/cam/forms/fi_dselectboard.html.

Only complete applications submitted on the **DSB2005 Application Form** will be considered by the Designer Selection Board. Applications that are incomplete or submitted on a form other than **DSB2005,** may be rejected as non-compliant and may not be considered by the Board.

Applications received at the DSB Office after the advertised deadline will not be considered.